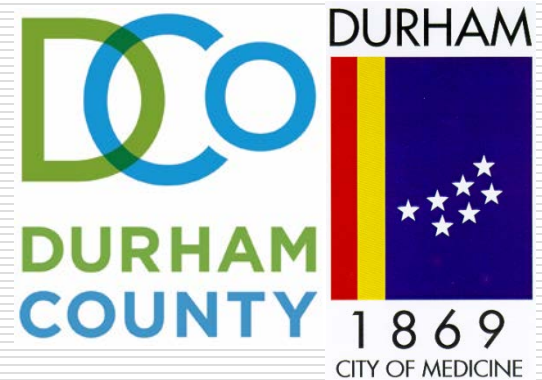


Durham Planning Academy

May 17, 2016

Aaron Cain, AICP



Today's Agenda

- ☐ Legal Framework of Planning
- ☐ Zoning
- ☐ Unified Development Ordinance



I am not a lawyer, nor do I play one on TV

Legal Framework of Planning

- ☐ Enabling Legislation
- ☐ State Law and Local Ordinances
- ☐ Case Law

Home Rule vs. Dillon's Rule

- ❑ Home Rule - local governments can do what they want as long as it doesn't violate state law
- ❑ Dillon's Rule - local governments can only do what the state explicitly says you can
 - ❖ NC one of the Dillonest of Dillon's Rule states

Enabling Legislation

- ❑ State Legislature grants counties and municipalities zoning powers
 - ❖ Height
 - ❖ Density/Lot Size
 - ❖ Uses
 - ❖ Building Placement
- ❑ Does not include
 - ❖ Affordable Housing
 - ❖ Single Family Home Aesthetics

Other Delegated Powers

- ☐ Subdivisions
- ☐ Signs
- ☐ Riparian Buffers
- ☐ Transportation (roads)
- ☐ Development Plans
 - ❖ Durham only

Case Law

- ❑ Case law, rulings handed down by courts, have great influence on planning matters
- ❑ State courts have historically favored private property rights
- ❑ Several federal cases have guided planning over last 100 years
 - ❖ Most cases involve property rights

Prominent Case Law

❑ Euclid v. Ambler (1926)

- ❖ Supreme Court ruled zoning is constitutional
- ❖ Appropriate use of police power

❑ Most Supreme Court cases involve takings

- ❖ A taking is when the government seizes property *or property value* without due process or compensation
- ❖ Pennsylvania Coal Co. v. Mahon (1922)
- ❖ Penn Central v. New York City (1978)
- ❖ Keystone Coal v. DeBenedictis (1987)

Prominent Case Law

- ❑ “Rational Nexus” is of great importance
 - ❖ Nollan v. California Coastal Commission (1987)
 - ❖ Lucas v. SC Coastal Council (1992)
 - ❖ Dolan v. Tigard (1994)
 - ❖ Koontz v. St. Johns (2013)

Nollan v. California Coastal Commission (1987)

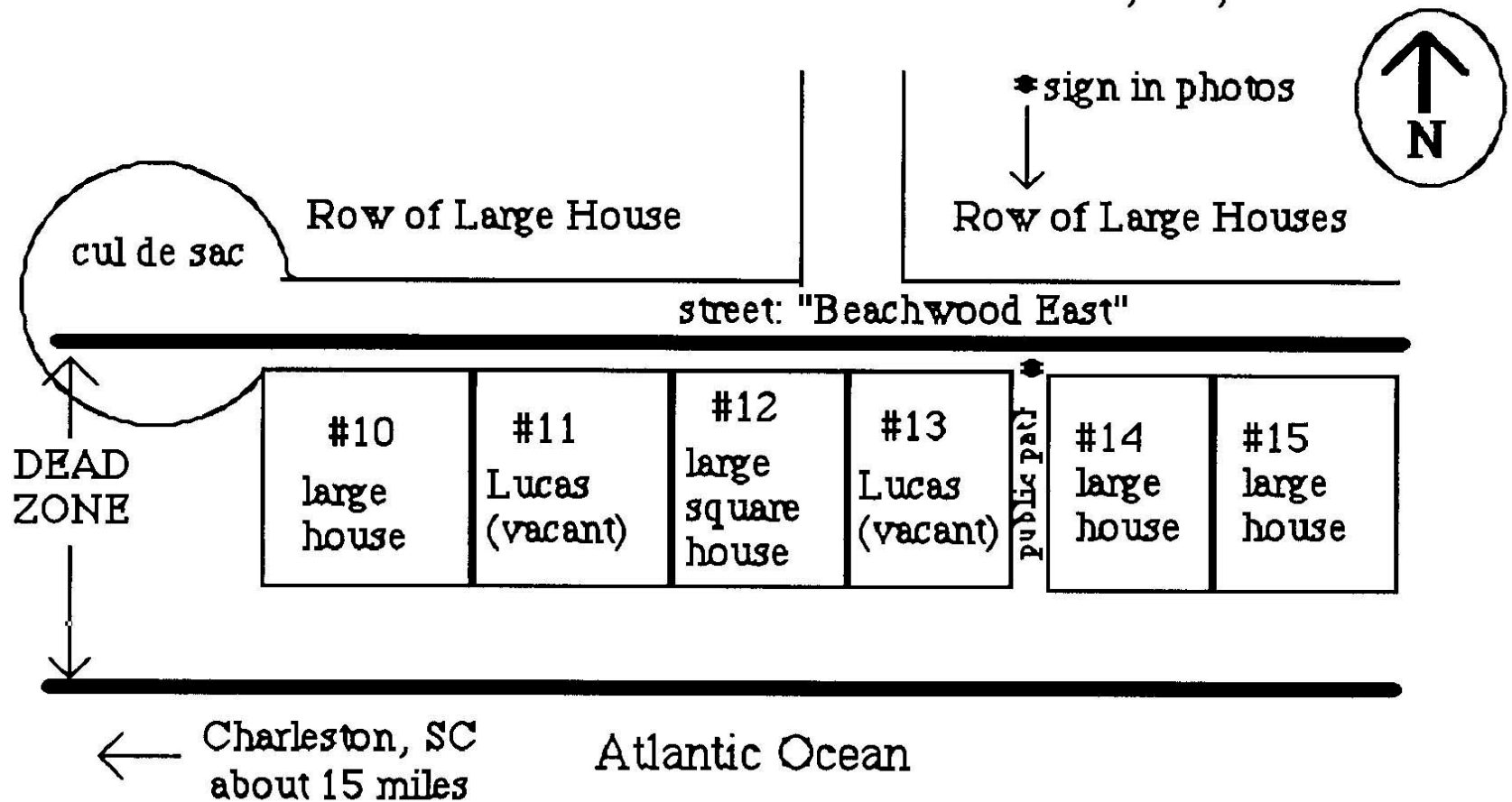


Nollan v. California Coastal Commission (1987)

- ❑ Government cannot condition permit approvals on exactions that do not “substantially advance” public interest

Lucas v. South Carolina Coastal Council (1992)

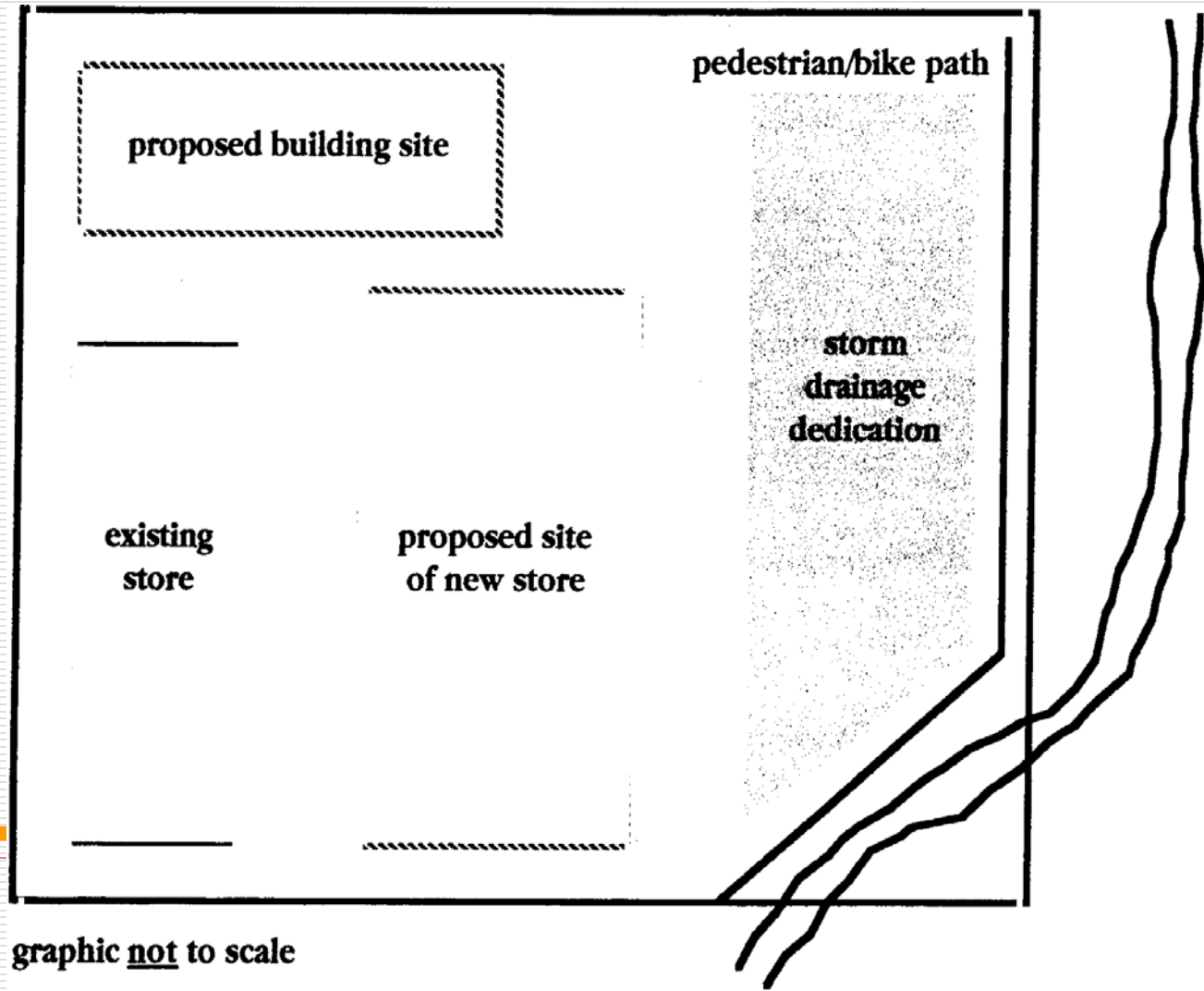
Part of "Wild Dunes" resort on Isles of Palms, SC, 11/94



Lucas v. South Carolina Coastal Council (1992)

- ❑ Where a regulation deprives a property owner of all value of the land, it is a taking
- ❑ “Categorical taking” rule

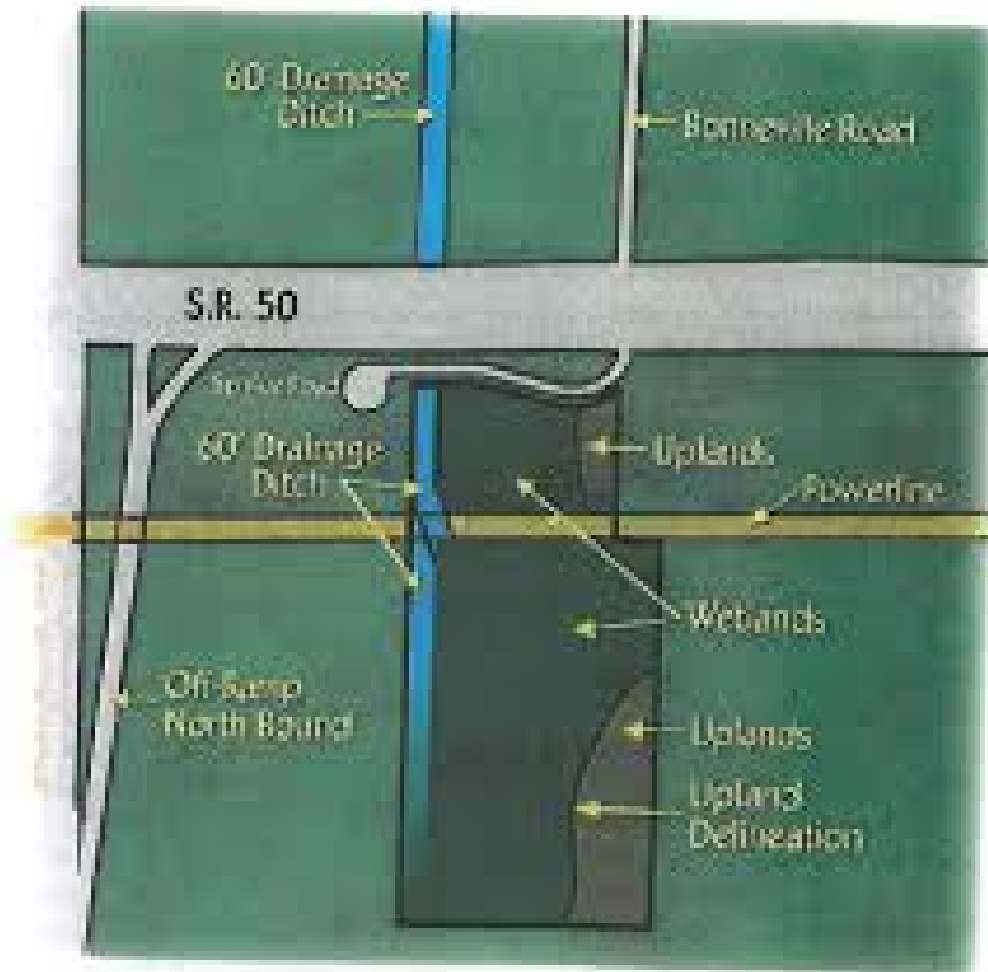
Dolan v. Tigard (1994)



Dolan v. Tigard (1994)

- ❑ If a rational nexus is established, the exaction must be *proportional*
- ❑ An exaction must be *rough proportionally* to the impact being sought by the property owner

Koontz v. St. John's (2013)



Koontz v. St. Johns (2013)

- ❑ An exaction must pass both the Nollan and Dolan tests to be valid
- ❑ Governments cannot use the permitting process to exact improvements not relevant to the proposed development

Prominent Case Law

- ❑ Belle Terre v. Boraas (1974)
 - ❖ Cities and Counties can define “family”
 - ❖ Subsequent federal law, such as fair housing, is eroding “family” statutes
- ❑ Southern Burlington NAACP v. Mount Laurel (1975)
 - ❖ NJ case stating that cities must allow affordable housing

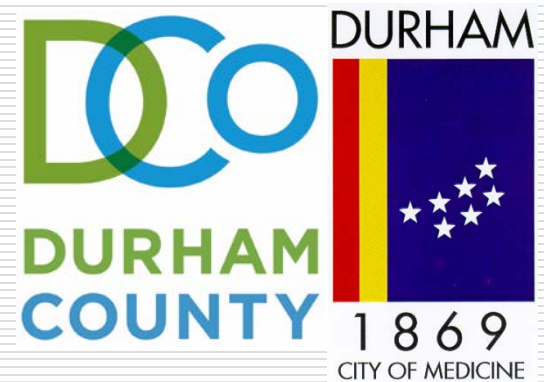
Prominent Case Law

- ❑ Renton v. Playtime Theatres (1986)
 - ❖ Cities can regulate “adult establishments”
- ❑ Kelo v. New London (2005)
 - ❖ Eminent domain can be used to transfer land from one private owner to another
- ❑ Reed v. Gilbert (2015)
 - ❖ Cities cannot regulate signs based on content

Legal Summary

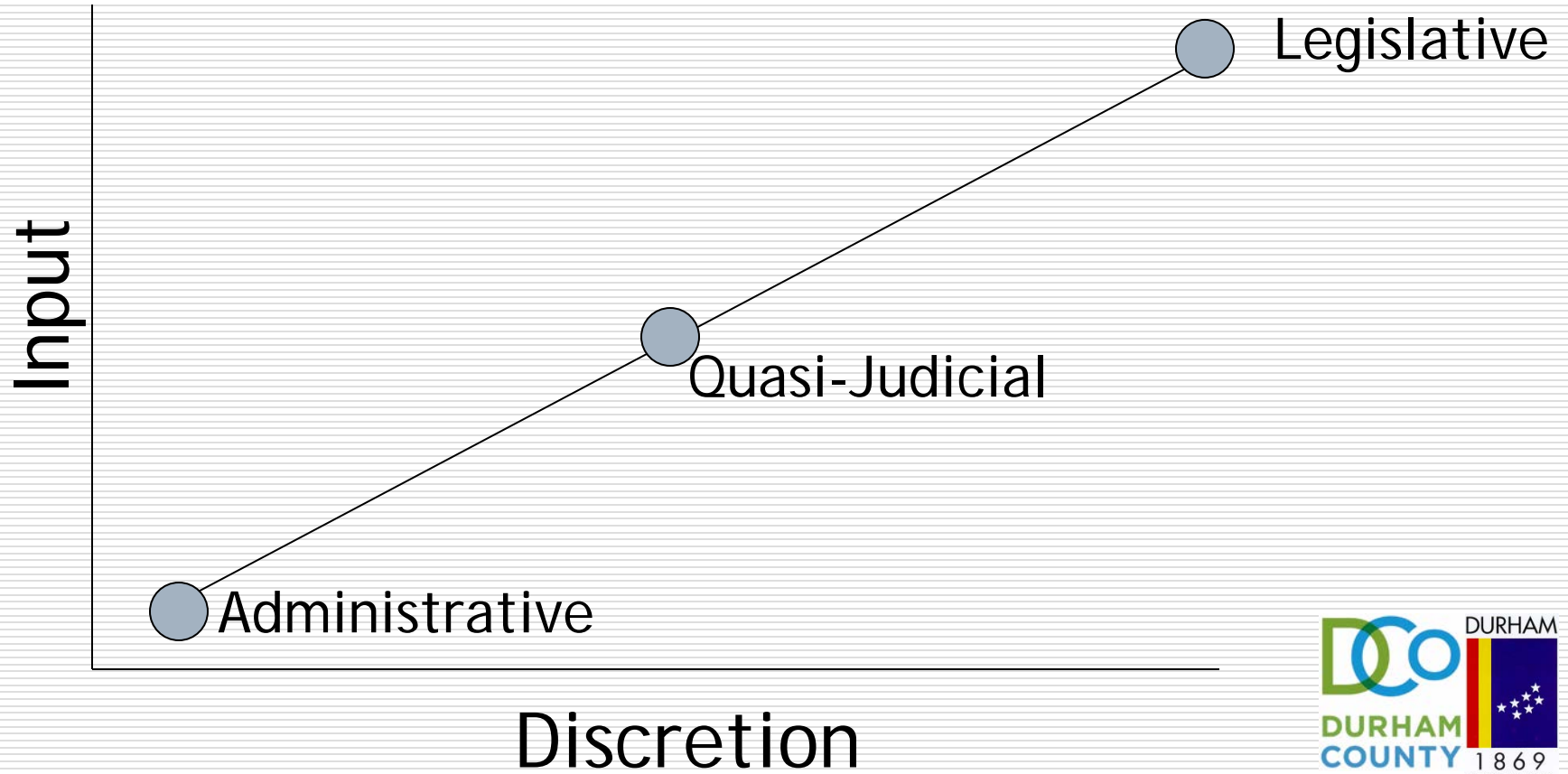
- ❑ State enabling legislation allows cities and counties to do planning and zoning activities
- ❑ NC a Dillon's Rule state - state law trumps local law
- ❑ Case law creates important legal precedence
 - ❖ Federal courts limit takings
 - ❖ NC emphasis on private property rights

Zoning and Other Planning Approvals



Three Types of Approval Processes

- ☐ Legislative
- ☐ Quasi-Judicial
- ☐ Administrative



Legislative Decisions

- ❑ City Council
- ❑ Maximum discretion
- ❑ Maximum public input
- ❑ Legislative authority
 - ❖ Small area plan
 - ❖ Plan amendment
 - ❖ Zoning map change
 - ❖ UDO text amendment
 - ❖ Street closings/renamings

NIMBY and NIMTOO

□ NIMBY – Not In My Back Yard

- ❖ Residents fighting development near their homes

□ NIMTOO – Not In My Term Of Office

- ❖ Elected official perspective because either:
 - The proposed development/action will not take place while they are in office (can't do ribbon cutting)
 - They don't want the development/action while they are in office (happened on their watch)

Plan Amendment Example

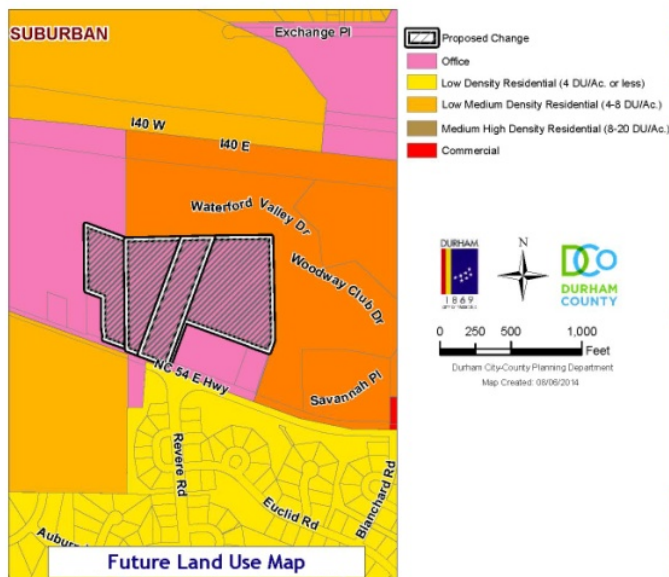
Attachment 1, Proposed Change

Comprehensive Plan Amendment

Applicant:
Hopper Communities

Case:
A1400005, Highway 54 Residential

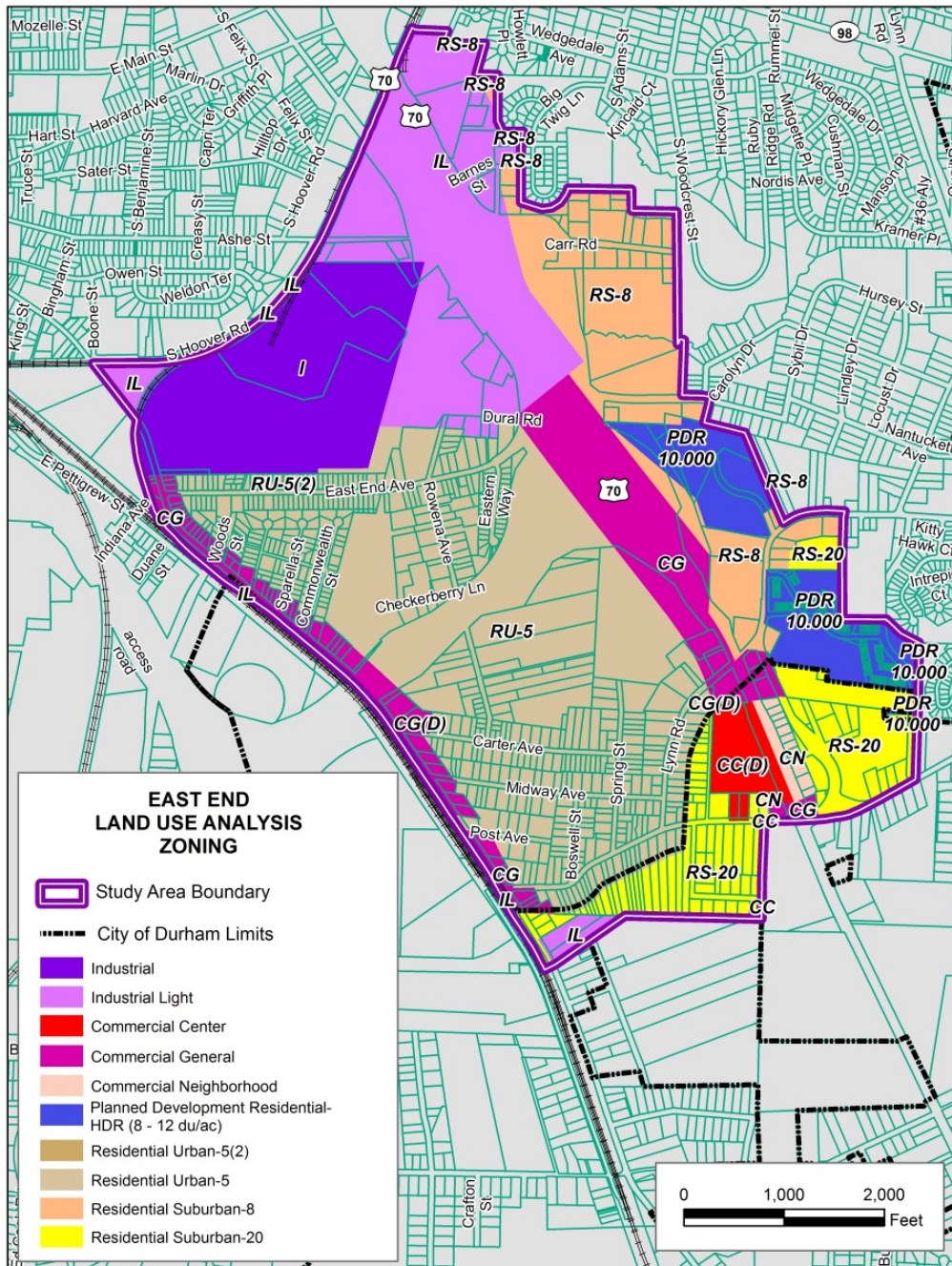
Proposed Amendment:
From: Office
To: Medium High Density Residential



- ☐ Change to policy only
- ☐ Required for a rezoning
- ☐ Council/BOCC approval not required

What is zoning?

- ❑ Controls the rules of development on any piece of land in the City or County
- ❑ Almost all rules the same in City or County
- ❑ Enforced through the Zoning Map and the Unified Development Ordinance (UDO)



Zoning Map



Why change the zoning?

- ❑ Use not allowed in current zoning district
- ❑ Intensity not allowed in current zoning district
 - ❖ Density (most often)
 - ❖ Flexibility

What is a Development Plan?

- ❑ Commitments equal to or greater than ordinance requirements
- ❑ Only required in CC, MU, and PDR districts
- ❑ Requirements
 - ❖ Density
 - ❖ Building and Parking Envelopes
 - ❖ Project Boundary Buffers
 - ❖ Stream Crossings
 - ❖ Access Points
 - ❖ Preservation Areas (streams, trees, wetlands, etc.)



Zoning Map Change Application Timeline

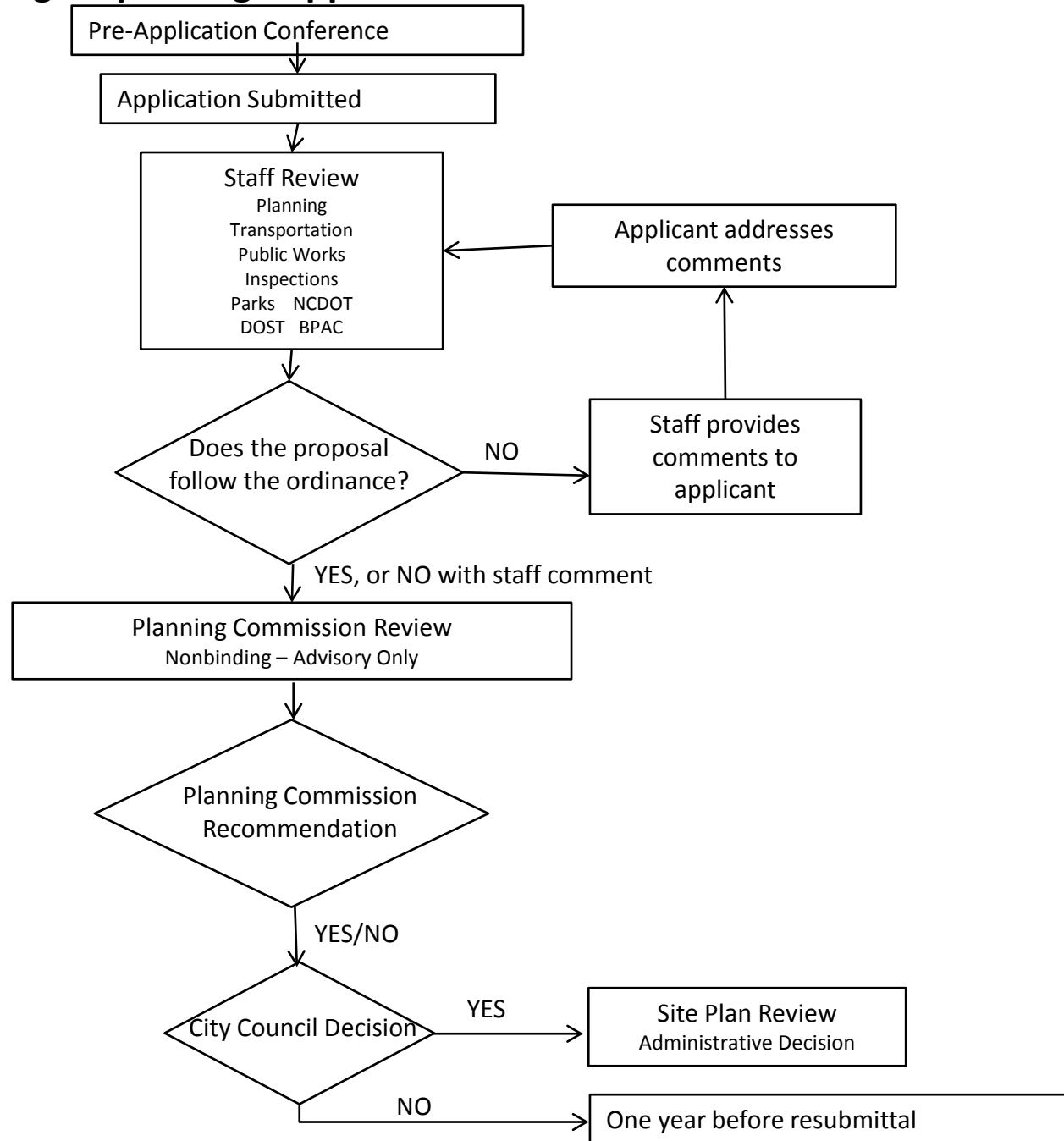
General Timeline

2-4 months

Two week notification

0-90 days

Approximately eight weeks
after Planning Commission
recommendation;
two week notification



Quasi-Judicial Processes

- ❑ Most cases heard by appointed board
- ❑ Limited discretion
- ❑ Decision based on sworn testimony
- ❑ Examples
 - ❖ Use Permit
 - ❖ Variance
 - ❖ Certificate of Appropriateness
 - ❖ Appeal

Quasi-Judicial Processes

☐ Board of Adjustment

- ❖ Variance
- ❖ Special Use Permit (Minor)
- ❖ Administrative Appeal

☐ Historic Preservation Commission

- ❖ Certificates of Appropriateness

☐ City Council/BOCC

- ❖ Major Special Use Permits

Administrative Processes

- ☐ Staff only
- ☐ No discretion
- ☐ No public input
- ☐ Does the proposal follow the ordinance?
- ☐ Examples
 - ❖ Site Plans
 - ❖ Plats
 - ❖ Common Signage Plans

What is a Site Plan?

- ☐ Detailed drawing of the proposed development
- ☐ Must demonstrate that *all* regulations in the UDO are being met
- ☐ If all regulations are met, the site plan *must* be approved

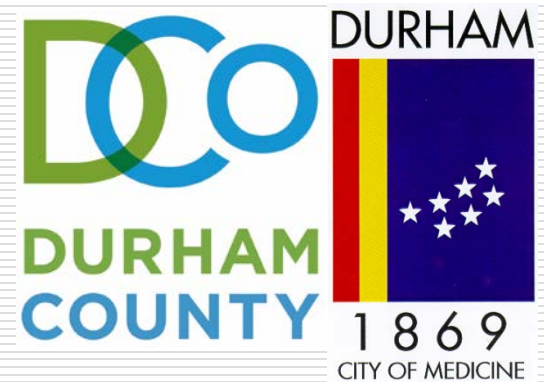
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Summary

- ❑ Three types of approvals
 - ❖ Legislative
 - ❖ Quasi-Judicial
 - ❖ Legislative
- ❑ Comprehensive Plan is policy; Zoning is legal authority for use of land
- ❑ Unified Development Ordinance enforces zoning

Unified Development Ordinance



Unified Development Ordinance

- ❑ All the rules for zoning and subdivision in Durham City and County
 - ❖ Does not include building or housing codes
 - ❖ Divided into 16 Articles
 - ❖ Most citizens concerned with:
 - Article 5 – Use
 - Articles 6 & 7 – Density, Setbacks, Height
 - Article 8 – Environmental Protection
 - Article 9 – Buffering (including fences)
 - Article 14 – Nonconformities



UDO/Zoning Regulations

- ☐ Use
- ☐ Density
- ☐ Height
- ☐ Building Location
- ☐ Riparian Buffers
- ☐ Landscaping
- ☐ Project Buffers
- ☐ Parking and Loading
- ☐ Signs
- ☐ Design Requirements
- ☐ Infrastructure
 - ❖ Roads/Streets
 - ❖ Water/Sewer
- ☐ Nonconformities
- ☐ Enforcement and Penalties

Use Table

		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN		NOTES:
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP- ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	
COMMERCIAL USES																							
Indoor Recreation	All indoor recreation, except as listed below							P	P		P		P	P				‡	‡	‡	P	P	
	Adult establishment													L/m	L								5.3.4A
	Electronic gaming operations										L			L				‡L					5.3.4J
	Firing range, indoor										L			L	L			‡L					5.3.4K
	Nightclub or bar							L	L/m		L		L	L				‡L		‡L	L	L	5.3.4P
Outdoor Recreation	All outdoor recreation, except as listed below	L/m							L/m		L		L	L				‡L		‡	L	L	5.3.4Q
	Campground, summer camp, RV camp	m																					
	Drive-in theatre										L/m			L/m									5.3.4H
	Firing range, outdoor, archery, skeet	L/M													L/M								5.3.4L
	Golf course, country club, swim club, tennis club	L	L	L	L	L					L		L			‡L	‡L		‡L	‡L			5.3.4M
	Marina, boating facility	M																					
	Paintball	L/m									L/m			L/m									5.3.4R
	Stadium, arena									M				M			‡			‡M	M		
Overnight Accommodations	Hotel, motel, and extended stay residences							L		L	L		L	L			‡L	‡L	‡L	‡L	L	L	5.3.4N
	Bed and breakfast	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L					‡L/m		‡L		‡L	L	L	5.3.4D
	Diet house								P	P	P					‡		‡		‡	P	P	
Parking, Commercial	All commercial parking							L		L	L	P	P	L	P			‡		‡L	L	L	5.3.4F
Restaurants	All restaurants, except as listed below							P	P		P	L	P	P		‡		‡	‡	‡	P	P	5.3.7
	Drive-through facilities								L		L		L	L		‡		‡L	‡L	‡L			5.3.4I

Density

- ❑ For single family homes, the minimum lot size is regulated
 - ❖ RS-20 = 20,000 square foot minimum lot size
 - ❖ RU-5 = 5,000 square foot minimum lot size
 - ❖ More complicated for multifamily

	RU-5		RU-5(2)		RU-M		
Dimensional Standard	Min.	Max.	Min.	Max.	Min.	Max. without a Development Plan	Max. with a Development Plan (see paragraph 3.5.6)
Residential Density (units per acre)							
Project Under 4 Acres	---	8.0	---	8.0	---	12.0	20.0
Project 4 Acres or Greater	6.0	8.0	6.0	8.0	8.0	12.0	20.0
Open Space (% of gross area) ¹	5	---	5	---	6	---	
Site Area Site Width Lot Area	See Sec. 7.1, Housing Types						
Height (feet)	---	35	---	35	---	55	

¹Please see Sec. 12.5, Recreation Lands, for additional requirements that may apply.

¹Please see Sec. 12.5, Recreation Lands, for additional requirements that may apply.

Intensity

1. Standards for the CN, OI, and CG Districts

Dimensional Standard	CN		OI		CG	
	Min.	Max.	Min.	Max.	Min.	Max.
Site Area (square feet)	5,000	---	20,000	---	20,000	---
Project Floor Area (square feet)	---	20,000	---	---	---	---
Lot Width (feet)	50	---	60	---	100	---
Street Yard (feet)	25	---	25	---	25	---
Side Yard (feet)	15	---	20	---	25	---
Rear Yard (feet)	25	---	25	---	25	---
Building Coverage (%) ¹	---	60	---	60	---	60
Height (feet)	---	35	---	50	---	50

¹ Building coverage may be further restricted by the impervious surface requirements of paragraph 8.7.2B, Impervious Surface Limits.

Other Standards and Districts

□ Infill

- ❖ Have to match setbacks of other buildings on the same block
- ❖ In many cases trumps setback standard

□ Planned Districts

- ❖ Can set their own setbacks and densities
- ❖ PDR, UC, CC, MU, e.g.
- ❖ Require a development plan

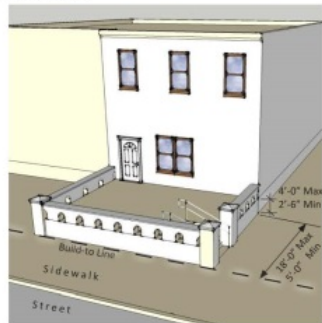
Other Standards and Districts

□ Design Districts

- ❖ Downtown and future rail areas
- ❖ Focus is on design rather than use
- ❖ Stricter rules on building placement, type, and design, less emphasis on uses within buildings

- i. The raised court shall be:
 - a) A minimum of 30 inches and a maximum of four feet above street grade; and
 - b) More than 50% of the width of the building bay.
- ii. A stoop shall be:
 - a) A minimum 20 square foot landing area;
 - b) Raised a minimum of 30 inches and a maximum of six feet above the average grade at the street provided that the stoop corresponds to building entries; and
 - c) Less than 50% of the width of the building bay.

Raised Court:



Stoop:



- (b) A light court can be created when the ground level of the forecourt is lowered below the average adjacent street grade. The light court shall be a usable space accessible from the street and/or the building.

Light Court:



Riparian Buffers

- ❑ Buffers to either side of a perennial or intermittent stream or a wetland
- ❑ No buffer required for ephemeral streams
- ❑ Width of buffer dependent on proximity to reservoir and development tier



Tier	Watershed Protection Overlay													
	None		M/LR-A		M/LR-B		E-A		E-B		F/J-A		F/J-B	
Downtown and Compact Neighborhood														
Stream Type	P	I	P	I	P	I	P	I	P	I	P	I	P	I
Width	50	50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Urban														
Stream Type	P	I	P	I	P	I	P	I	P	I	P	I	P	I
Width	50	50	NA	NA	NA	NA	NA	NA	100	50 ¹	NA	NA	100	50 ¹
Suburban														
Stream Type	P	I	P	I	P	I	P	I	P	I	P	I	P	I
Width	50	50	150	50	150	50	150	50	100	50 ¹	150	100	100	50 ¹
Rural														
Stream Type	P	I	P	I	P	I	P	I	P	I	P	I	P	I
Width	50	50	150	50	150	50	NA	NA	100	50 ¹	150	100	100	50 ¹
¹ Stream buffer minimum of 100 feet if a high density option is utilized per paragraph 8.7.2B.1														



Project Boundary Buffers

- ☐ Designed to “protect” uses that may be incompatible
- ☐ Regulated by zoning district, not use
- ☐ Buffer can include berm, landscaping, fencing, etc.

B. Project Boundary Buffer Table

	ZONING DISTRICT OF ADJACENT PROPERTY															
	RR and PDR at Rural Density	RS-20, RS-10, RS-8 and PDR at Suburban Density	RU and PDR at Urban Density	RS-M, RU-M	RC	CI	CN	OI	SRP	SRP-C (County Only)	MU	UC	CG	CC	IL	IP
ZONING DISTRICT OF SUBJECT PROPERTY	RR and PDR at Rural Density	0/.2	0/.6	.2/.8	.2/.8	0/.2	.2/.6	.2/.6	.2/.6	.2/.1.0	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/.8
	RS-20, RS-10, RS-8 and PDR at Suburban Density	.2/0	.2/.4	.2/.6	.2/.6	0/.2	.2/.6	.2/.6	.2/.6	.2/1.0	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/1.0
	RU and PDR at Urban Density	.4/.6	.2/0	.2/.6	.2/.6	0/.2	.2/.6	.2/.6	.2/.6	.2/1.0	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/1.0
	RS-M, RU-M	.6/.8	.4/.6	.2/.6	.2/.4	0/.2	.2/.6	.2/.6	.2/.6	.2/1.0	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/1.0
	RC	.6/.8	.4/.6	.2/.6	0/.4	0/.2	0/0	.2/.6	.2/.6	.2/1.0	.2/.6	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	CI	.2/.2	.2/.2	.2/.2	.2/.2	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	.4/.4	.4/.4
	CN	.4/.6	.4/.6	.4/.6	.4/0	0/0	0/0	0/0	0/0	.2/.6	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/1.0
	OI	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	.2/.6	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/1.0
	SRP	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	0/0	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/1.0
	SRP-C (County Only)	.8/1.0	.8/1.0	.8/1.0	.8/1.0	0/1.0	.4/.6	.4/.6	0/0	.4/.6	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/1.0
	MU	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	.2/.6	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/1.0
	UC	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	.2/.6	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/1.0
	CG	.6/.8	.6/.8	.6/.8	.6/.8	0/0	.4/.6	.4/.6	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/1.0
	CC	.6/.8	.6/.8	.6/.8	.6/.8	0/0	.4/.6	.4/.6	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/1.0
	IL	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/1.0
	IP	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/1.0
	I	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.2/.4	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.2/.4

RURAL AND SUBURBAN TIERS

Opacity	Min. Width	Alternative 1 Mixed Evergreen	Alternative 2 Deciduous	Alternative 3 Evergreen	Alternative 4 Overhead Utility
Plant Material Required Per 100 Linear Feet					
0.2	10 feet	1 Canopy Tree 0 Evergreen Tree 1 Deciduous Understory 2 Evergreen Understory 13 Shrubs	2 Canopy Trees 0 Evergreen Tree 2 Deciduous Understory 0 Evergreen Understory 12 Shrubs	0 Canopy Tree 2 Evergreen Trees 0 Deciduous Understory 3 Evergreen Understory 13 Shrubs	0 Canopy Tree 0 Evergreen Tree 3 Deciduous Understory 2 Evergreen Understory 10 Shrubs
0.4	20 feet	3 Canopy Trees 1 Evergreen Tree 2 Deciduous Understory 5 Evergreen Understory 40 Shrubs	4 Canopy Trees 0 Evergreen Tree 6 Deciduous Understory 0 Evergreen Understory 38 Shrubs	0 Canopy Tree 4 Evergreen Trees 0 Deciduous Understory 9 Evergreen Understory 38 Shrubs	0 Canopy Tree 0 Evergreen Tree 7 Deciduous Understory 5 Evergreen Understory 30 Shrubs
0.6	30 feet	6 Canopy Trees 1 Evergreen Tree 4 Deciduous Understory 9 Evergreen Understory 70 Shrubs	7 Canopy Trees 0 Evergreen Tree 10 Deciduous Understory 0 Evergreen Understory 67 Shrubs	0 Canopy Tree 7 Evergreen Trees 0 Deciduous Understory 16 Evergreen Understory 68 Shrubs	0 Canopy Tree 0 Evergreen Tree 12 Deciduous Understory 9 Evergreen Understory 53 Shrubs
0.8	50 feet	6 Canopy Trees 1 Evergreen Tree 4 Deciduous Understory 10 Evergreen Understory 77 Shrubs	8 Canopy Trees 0 Evergreen Tree 11 Deciduous Understory 0 Evergreen Understory 73 Shrubs	0 Canopy Tree 8 Evergreen Trees 0 Deciduous Understory 17 Evergreen Understory 74 Shrubs	0 Canopy Tree 0 Evergreen Tree 13 Deciduous Understory 10 Evergreen Understory 58 Shrubs
1.0	80 feet	7 Canopy Trees 1 Evergreen Tree 5 Deciduous Understory 12 Evergreen Understory 85 Shrubs	10 Canopy Trees 0 Evergreen Tree 13 Deciduous Understory 0 Evergreen Understory 80 Shrubs	0 Canopy Tree 10 Evergreen Trees 0 Deciduous Understory 20 Evergreen Understory 83 Shrubs	0 Canopy Tree 0 Evergreen Tree 16 Deciduous Understory 12 Evergreen Understory 65 Shrubs

Nonconformities

- ❑ Use, structure, or lot that exists but not allowed by UDO
- ❑ Cannot “expand a nonconformity”
- ❑ Modifications can be allowed with a special use permit or variance from Board of Adjustment

Certificate of Appropriateness

- ❑ Required for exterior work in a *local* historic district
- ❑ Three types
 - ❖ Major & Minor – Approval from Historic Preservation Commission
 - ❖ Administrative – Approved by staff

Homework

- ☐ Last Class is May 31
- ☐ No dinner ☹️
- ☐ To be held in Council Chambers
- ☐ Review Mock Planning Commission materials